





Computer Generated Image

A wonderful four-bedroom detached property built by Grevayne Country Properties. This stunning home offers spacious, elegant accommodation incorporating four bedrooms, open plan kitchen dining family room, separate lounge and study room. Parking barn and driveway parking

Introducing this spacious four-bedroom detached thatched house, situated in the highly sought-after village of Lighthorne. Completed in December 2022 by Grevayne Country Properties, this beautiful home offers spacious and elegant living. It enjoys a serene setting within an exclusive development of just three properties, combining privacy with a welcoming community atmosphere. The property features a wonderful open plan kitchen diner family room with integrated appliances and stunning Quartz worktops, perfect for both entertaining and comfortable day-to-day living. With underfloor heating on the ground floor via an energy-efficient air source heat pump, thermostatically controlled radiators upstairs, and a cosy log burner adding warmth to the living room, every detail has been carefully considered for comfort and style.

Located in the picturesque village of Lighthorne, this property benefits from a peaceful rural environment, embraced by beautiful Warwickshire countryside. The village offers excellent amenities nearby alongside access to local schools and transport links, making it ideal for families or those seeking a tranquil retreat. Proximity to larger towns like Warwick and Leamington Spa ensures you can enjoy the best of both country and town living, with a choice of leisure activities, dining, and shopping just a short drive away.

Step inside to discover a thoughtfully designed layout starting with a spacious living room where a traditional fireplace with a log burner and hearth creates a cosy focal point adjacent to the living room is a separate study. The heart of the home is undoubtedly the expansive open plan kitchen diner family room, fully equipped with integrated appliances including a modern oven, microwave, and dishwasher, all finished with exquisite Quartz worktops. This bright and airy space flows effortlessly to the rear patio through bifold doors and separate double doors to the patios, ideal for alfresco dining and enjoying the rear garden.





The ground floor also benefits from underfloor heating controlled by an air source heat pump, ensuring energy-efficient warmth throughout the colder months. Upstairs, four generous bedrooms provide ample accommodation, with the main bedroom featuring a stylish en-suite fitted with premium Roca sanitaryware and a Meryln shower screen for a sleek, contemporary finish. Three further bedrooms with bedroom two also having an ensuite, all appointed to a high standard with quality fixtures and fittings.

Externally, the property is equally impressive, boasting a block paved driveway with parking space for several vehicles and a single detached parking barn with enclosed storage area, offering secure and convenient parking.

In summary, this exceptional four-bedroom house in Lighthorne offers contemporary comfort, and exquisite craftsmanship. It's perfect for those seeking a stylish family home in a tranquil village setting, with generous living areas, superb outdoor space, and energy efficient features designed to enhance everyday living. Early viewing is highly recommended to appreciate everything this remarkable property has to offer.

Agents Note - Internal photos showing furniture are computer generated images and are for illustrative purposes only.



Sustainability & Efficiency of the property

The government have set a date of 2025 for housebuilding to look towards a zero carbon footprint. This is something which Grevayne Properties have taken seriously and as such have now for several years implemented sustainable construction methods. For instance we always install air source heat pump technology to both heat our houses and provide all hot water. This negates the use of fossil fuels and expensive deliveries of oil and coal. We use high levels of floor, wall and roof insulation to increase thermal efficiency. Each house has high performance double glazing throughout as well as an electric charging point installed as standard too to promote electric car usage.

Additional Information

Tenure: Freehold. Purchasers should check this before proceeding.

Services: We have been advised by the vendor there is mains water, electricity and mains drainage connected to the property with heating powered by an Air Source Heat Pump. However, this must be checked by your solicitor before the exchange of contracts.

Rights of Way: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

Council Tax: TBC

Viewing: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

Money Laundering Regulations: Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



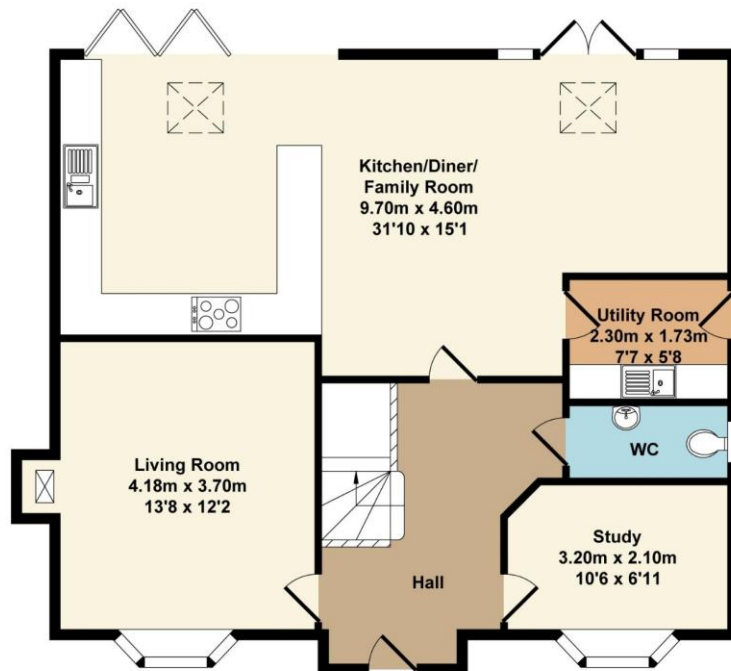




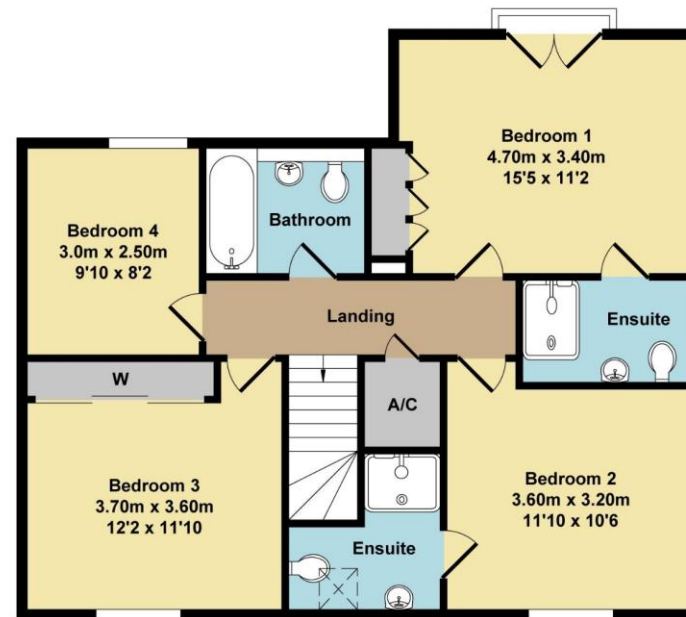
Moreton Morrell Lane, Lighthorne, Warwickshire, CV35 0AR

Total Approx. Floor Area 154.40 Sq.M. (1662 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 82.70 Sq.M.
(890 Sq.Ft.)



First Floor
Approx. Floor
Area 71.70 Sq.M.
(772 Sq.Ft.)